

July 14, 1998

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Redevelopment Plan for the Magnolia Center Redevelopment Project

CITY OF RIVERSIDE REDEVELOPMENT AGENCY

GRC

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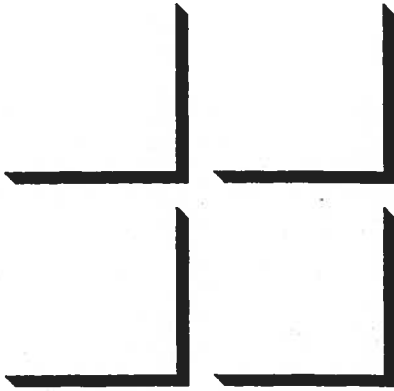
Redevelopment Plan for the Magnolia Center Redevelopment Project

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**Appendix A - Redevelopment Plan Map and
Legal Description**



I. INTRODUCTION

A. (§100) AUTHORITY

This Redevelopment Plan (the "Plan") for the Magnolia Center Redevelopment Project was prepared by the City of Riverside Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), and all applicable laws and ordinances. The Plan consists of this text, the Redevelopment Plan Map, and the corresponding Legal Description (Appendix A).

B. (§110) BASIS FOR THE PLAN

The basis for this Plan is the Preliminary Plan for The Magnolia Center Redevelopment Project, adopted by the City of Riverside Planning Commission Resolution No. 4329, on November 6, 1997.

C. (§120) DEFINITIONS

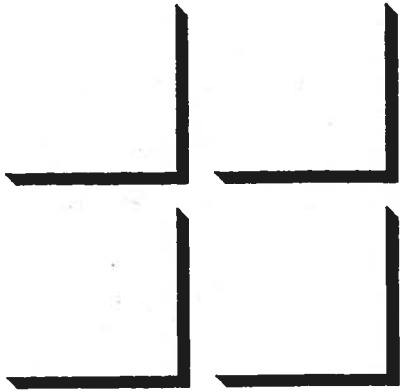
The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

- 1) (§120.1) **Agency** means the City of Riverside Redevelopment Agency.
- 2) (§120.2) **City** means the City of Riverside, California.
- 3) (§120.3) **City Council** means the City Council of the City of Riverside, California.

- 4) (§120.4) **County** means the County of Riverside, California.
- 5) (§120.5) **CRL** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000, et seq.), as amended from time to time.
- 6) (§120.6) **General Plan** means the general plan of the City of Riverside, as may be amended from time to time.
- 7) (§120.7) **Legal Description** means a description of the land within the Project Area prepared in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendix A.
- 8) (§120.8) **Person** means any individual or any public or private entity.
- 9) (§120.9) **Plan** means this document, adopted by Ordinance No. 6441 on July 14, 1998.
- 10) (§120.10) **Planning Commission** means the Planning Commission of the City of Riverside, California.
- 11) (§120.11) **Project** means all activities, plans, programs, objectives, goals, policies involved in the Plan either directly or by reference.
- 12) (§120.12) **Project Area** means the territory subject to this Plan, as described in Appendix A.
- 13) (§120.13) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
- 14) (§120.14) **Redevelopment Law** means the CRL.
- 15) (§120.15) **Redevelopment Plan Map** means the Redevelopment Plan Map, attached hereto in Appendix A.
- 16) (§120.16) **State** includes any state agency or instrumentality of the State of California.
- 17) (§120.17) **Zoning Ordinance** means the City's codes, ordinances and resolutions relating to zoning and development, as may be amended from time to time.

D. (§130) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are shown and described in Appendix A.



II. DEVELOPMENT IN THE PROJECT AREA

A. (\$200) PROJECT GOALS AND OBJECTIVES

The overriding goal of this Plan is to eliminate or alleviate blighting conditions by:

- 1) Implementing the goals, policies, and strategies identified in the General Plan;
- 2) Encouraging and inducing rehabilitation of, or development on, Project Area properties;
- 3) Providing for a general program of redevelopment incentives to eliminate blight and strengthen the commercial base in the Project Area, and thereby creating lasting improvements to the community's tax and employment bases;
- 4) Providing public improvements or facilities where such facilities are missing or inadequate;
- 5) Preserving the stability of surrounding neighborhoods; and.
- 6) Increasing, improving, or preserving the supply of low- and moderate-income housing to eliminate detrimental housing conditions in the community.

In achieving the above goal, the Agency has established the following objectives in the Project Area:

- 1) Eliminate blighting conditions and prevent the acceleration of blight in and about the Project Area.
- 2) Develop programs and incentives for the rehabilitation of old, obsolescent, and deteriorating structures in the Project Area.
- 3) Promote the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to

achieve a higher and better utilization of the land within the Project Area.

- 4) Use redevelopment authority to promote development that is consistent with the General Plan and the Zoning Ordinance.
- 5) Promote the design and construction of a more efficient and effective circulation system.
- 6) Provide for adequate parcels and required public improvements to induce new construction and/or rehabilitation by private enterprise.
- 7) Promote the rehabilitation of existing housing units now affordable to persons and families of low- and moderate-income, and promote the construction of replacement housing units where existing units cannot be feasibly be rehabilitated.
- 8) Promote the development of new and diverse employment opportunities.
- 9) Consolidate parcels as needed to induce new or expanded, centralized, commercial development in the Project Area.
- 10) Upgrade the physical appearance of the Project Area.
- 11) Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.
- 12) Encourage the phasing out of incompatible, and/or non-conforming land uses from the Project Area.
- 13) Mitigate potential relocation impacts resulting from changes in Project Area land use from non-conforming and dilapidated uses to development in conformance with the General Plan, and the Zoning Ordinance.
- 14) Provide replacement housing as required by law when dwellings occupied by low- or moderate-income persons or families are lost to the low- or moderate-income housing market.
- 15) Encourage the cooperation and participation of Project Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in the Project Area.
- 16) Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

B. (§210) CONFORMANCE TO CITY'S GENERAL PLAN

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the Riverside General Plan as it now exists, or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the City's Zoning Ordinance shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission pursuant to applicable City approval processes, may, by resolution, adopt specific plans or programs for all or any portion of the Project Area, which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area, unless expressly provided to the contrary. These controls shall be in addition to, and may not relax, the requirements of the City of Riverside's development codes and ordinances.

C. (§220) SPECIFIC DEVELOPMENT OBJECTIVES

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan as identified above. In doing so, it is the Agency's intent to provide assistance in the following manner:

- 1) The construction of needed public improvements and facilities including, but not limited to, those described in Section 344 herein.
- 2) The completion of various planning or marketing studies as required to facilitate and coordinate a successful redevelopment process.
- 3) All other forms of Agency assistance authorized by the CRL, including, but not limited to, loans, tax exempt financing, or other financial aid programs for new construction and/or rehabilitation.

D. (§230) LAND USES FOR THE PROJECT AREA

In addition to illustrating the location of the Project Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements,

open space, and proposed land uses to be permitted in the Project Area.

E. (§240) PUBLIC USES FOR THE PROJECT AREA

1. (§241) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created by the Agency and the City in the Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§242) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform with the General Plan.

F. (§250) GENERAL DEVELOPMENT REQUIREMENTS

1. (§251) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT

Open space and street layout is shown in the Redevelopment Plan Maps included herewith in Appendix A and described in Section 240 of this Plan. Additional open space will be provided through application of City standards for building setbacks. An estimated 300 acres will be devoted to open space, landscaping, building setbacks, yards, and rights-of-way at the expiration of this Plan.

2. (§252) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the Riverside General Plan, and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

3. (§253) THE APPROXIMATE NUMBER OF DWELLING UNITS

Under the current Riverside General Plan, an estimated 305 dwelling units would be permitted in the Project Area at the expiration of this Plan. These uses are limited as indicated on the Redevelopment Plan Map in Appendix A.

4. (§254) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

The locations of public uses are shown in the Redevelopment Plan Map in Appendix A. Other public uses are described in Section 251 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes. Additional public facilities may be developed by school districts and other public agencies operating within the Project Area.

5. (§255) CONFORMANCE WITH THIS PLAN

All Real Property in the Project Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of the General Plan, of the Zoning Ordinance, and of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

6. (§256) REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Project Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established from time to time by the City and/or Agency.

7. (§257) SUBDIVISION OR CONSOLIDATION OF PARCELS

No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

G. (§260) DEVELOPMENT PROCEDURES

1. (§261) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

Applications for building permits and the review thereof shall follow City procedures. The Agency also may enact separate procedures, which shall be in addition to existing City procedures, for the review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan.

2. (\$262) MINOR VARIATIONS

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- 1) There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;
- 2) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- 3) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

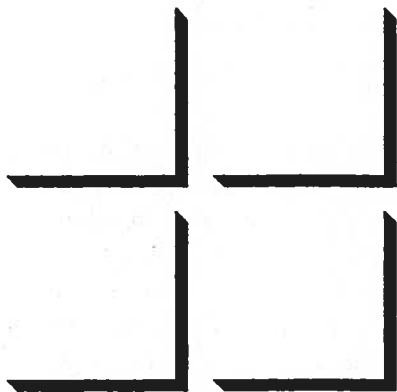
No variation shall be granted that changes a basic land use or that permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

3. (\$263) EXISTING NONCONFORMING USES

The Agency, with the approval of the Planning Commission, is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with nearby developments and uses in the Project Area, and is otherwise permitted by applicable codes and ordinances. The owner of such property must be willing to enter into a participation agreement (see Section 313 of this Plan) and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

The Agency, with the approval of the Planning Commission pursuant to established development review procedures, may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not

conform to the provisions of this Plan when it is determined by the Agency and the Planning Commission that such improvements and uses would be compatible in the interim with surrounding uses and development.



III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

The Agency is authorized to undertake the following implementation actions:

- 1) (§301) Provide for participation by owners and tenants of properties located in the Project Area by extending opportunities to remain or relocate within the redevelopment area;
- 2) (§302) Acquisition of Real Property, and management of property under the ownership and control of the Agency;
- 3) (§303) Relocation assistance to displaced Project occupants;
- 4) (§304) Demolition or removal of buildings and improvements;
- 5) (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
- 6) (§306) Rehabilitation, development, or construction of low- and moderate-income housing within the City;
- 7) (§307) Disposition of property for uses in accordance with this Plan;
- 8) (§308) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
- 9) (§309) Rehabilitation of structures and improvements by present owners, their successors, or the Agency; and,
- 10) (§310) Any other redevelopment agency activity permitted by the CRL.

B. (§310) PARTICIPATION BY OWNERS AND TENANTS

1. (§311) PARTICIPATION OPPORTUNITIES FOR OWNERS

Persons who are owners of business and other types of Real Property in the Project Area shall be given an opportunity to participate in redevelopment. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area or in such other manner as the Agency shall deem to be appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Project Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Plan and a participation agreement with the Agency, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Project Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Project Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of

participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Subject to the Agency's rules for owner participation, opportunities to participate shall be provided to owners and tenants in the Project Area.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

2. (§312) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop Real Property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

3. (§313) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. (§314) CONFORMING OWNERS

The Agency may, in its sole and absolute discretion, determine that certain Real Property within the Project Area presently meets the requirements of this Plan. This will continue to be the case as long as such owner continues to operate, use, and maintain the Real Property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: construct any additional improvements or substantially alter or modify existing structures on any of the Real Property described above as conforming; or, acquire additional property within the Project Area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, any Real Property located in the Project Area by gift, devise, exchange, purchase, or any other lawful method, including eminent domain. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit only may be extended by further amendment to this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in Real Property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

- 1) The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to optimal land development;
- 2) The buildings and/or structures are substandard as demonstrated by an inspection of the property by the Building Division of the City of Riverside;
- 3) The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but

not limited to, incompatible land uses and small and irregular lot subdivisions;

- 4) The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public parking facilities, open space, or public utilities;
- 5) The acquisition of the property is allowed by the CRL and will promote the implementation of the Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. (§322) ACQUISITION OF PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards any of the real or personal property which it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale beyond a reasonable period of time necessary to effect such resale.

D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES

The following provisions relative to the relocation of persons, families and businesses are required by the CRL.

1. (§331) RELOCATION ASSISTANCE

Relocation advisory assistance will be furnished by the Agency to any person or business concern that is displaced by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required by the Agency to move from his or her dwelling until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) RELOCATION METHOD

The Agency shall prepare a feasible method for relocation of all of the following:

- 1) Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
- 2) Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area.
- 3) The City Council shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low-and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments, which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) TEMPORARY RELOCATION HOUSING

The Agency is authorized to provide temporary relocation housing on sites within the Project Area, subject to approval by the City of Riverside. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

**E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION,
PROJECT IMPROVEMENTS AND PUBLIC
IMPROVEMENTS**

The following provisions relative to demolition, clearance and site preparation are required by the CRL.

1. (§341) DEMOLITION AND CLEARANCE

Subject to and in conformance with law, the Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any Real Property in the Project Area as necessary to carry out the purposes of this Plan.

2. (\$342) BUILDING SITE PREPARATION

Subject to and in conformance with law, the Agency is authorized to prepare, or cause to be prepared as building sites, any Real Property in the Project Area.

3. (\$343) PROJECT IMPROVEMENTS

Pursuant to the CRL, the Agency is authorized to install and construct, or to cause to be installed and constructed, Project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

4. (\$344) PUBLIC IMPROVEMENTS

The Agency may, with the consent and cooperation of the City Council and adoption of certain findings specified in CRL Section 33445, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Project Area.

Without limiting its general authority, the Agency is specifically authorized to provide or participate in providing the improvements described in Section 343, as well as the public improvements or facilities listed below:

SEWER

- Upgrade Jurupa Avenue trunk sewer line
- Upgrade Streeter Street sewer line
- Upgrade Magnolia Avenue sewer line

WATER

- Replace 12-inch mains in Magnolia Avenue, between Jurupa Avenue and Nogales Street
- Replace 12-inch mains in Arlington Avenue, between Indiana Avenue and Maude Street
- Upgrade water systems at the following locations
 - Nogales Street, between Jurupa Avenue to Magnolia Avenue

- Merrill Avenue, between Brockton Avenue and Magnolia Avenue
- Beatty Drive, between Brockton Avenue and De Anza Avenue
- Sunnyside Drive, between Magnolia Avenue and De Anza Avenue
- De Anza Avenue, between Merrill Avenue and Beatty Drive
- Riverside Avenue, between Merrill Avenue and 200' south
- School Circle, between Central Avenue and 900' south
- Laura Lane, between Riverside Avenue and Neva Place
- Caroline Court, between School Circle and the terminus of the street
- Nelson Street, between Thomas Avenue to Brockton Avenue
- Thomas Avenue, between Nelson Avenue and 200' south
- Luther Street, between Palm Avenue and Magnolia Avenue
- McCray Street, between Palm Avenue and Brockton Avenue
- Tibbets Street, between Brockton Avenue and 800' west
- Brockton Avenue, between Arlington Avenue and Indiana Avenue
- Indiana Avenue, between Arlington Avenue and Brockton Avenue
- Magnolia Avenue, between Nogales Street and Arlington Avenue
- Central Avenue, between Brockton Avenue and the 91 Freeway
- Brockton Avenue, between Jurupa Avenue and Arlington Avenue
- Jurupa Avenue, between Brockton Avenue and Magnolia Avenue

STREETS

- Improve intersection of Magnolia, Central, and Brockton Avenues
- Construct grade separation at Magnolia Avenue and the railroad tracks
- Construct grade separation at Riverside Avenue and the railroad tracks
- Interconnect signals on Arlington Avenue between Magnolia Avenue and Van Buren Boulevard

- Various curb, gutter, and sidewalk improvements throughout the Project Area
- Various median improvements throughout the Project Area
- Plant landscaping and install irrigation system on Arlington Avenue median, between Magnolia Avenue and Streeter Avenue
- Add one southbound right turn lane on Arlington Avenue at the southbound on-ramp to State Route 91.
- Add one southbound right turn lane to Central Avenue at Riverside Avenue.
- Extend Arlington Avenue median from Streeter Avenue to Hillside Avenue to the west, and from Magnolia Avenue to the 91 Freeway to the east
- Construct landscaped medians on Magnolia Avenue, between Jurupa Avenue to Arlington Avenue

TRANSPORTATION

- Rebuild or relocate the bus transit station at the Riverside Plaza
- Provide connections or stops as appropriate for Metrolink trains, Riverside Transit Agency vehicles, and the Orange Blossom Express Trolley.

DRAINAGE

- Construct Central Avenue Storm Drain, from De Anza Avenue to Riverside Avenue

ELECTRIC SERVICE

- Convert existing 4kV system to 12kV throughout the Project Area
- Improve street lighting throughout the Project Area
- Underground utility lines throughout the Project Area

PUBLIC FACILITIES

- Improve existing Marcy Branch Library or construct new library

Shamel Park

- Replace play equipment with those that comply with the Americans with Disabilities Act and Consumer Product Safety Commission recommendations
- Reconstruct pool
- Rehabilitate/Reconfigure parking lot
- Construct large picnic shelter
- Construct concession/scorekeeper's booth
- Improve lighting

Parent Naval Orange Tree

- Repair fencing
- Construct kiosk
- Expand park to adjacent properties

Streeter Park

- Assist in preparing a master plan for Streeter Park
- Develop Streeter Park

Goeske Senior Center

- Add additional space to the center
- Expand or build new parking lot
- Build patio on north side of the center

Additional Facilities or Improvements

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency will be authorized to finance the construction of additional improvements in the Project Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program. These items may include, but are not limited to, such travel demand management strategies as: signalized intersections and signal coordination; park and ride facilities; and, extension and expansion of transit services.

5. (\$345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES

1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes, ordinances and standards. The Agency and the City may develop a program for making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan. The Agency may also develop and implement programs for the installation of noise attenuation insulation on low and moderate income dwellings that are adversely impacted by noise.

2. (§352) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Project Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE

To the maximum feasible extent, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and local guidelines. The Agency may fund surveys of historical properties in or in the immediate vicinity of the Project Area, including, but not limited to, individual structures listed in the Database

Master Report section of the Historic Resources Study for the Magnolia Center Redevelopment Project Area.¹

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) GENERAL REQUIREMENTS

For the purpose of this Plan, and to the extent permitted by and in the manner required by law, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner required and to the extent permitted by law, before any interest in Real Property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased, for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing.

Purchasers or lessees of Agency-owned property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted and in the manner required by law, the Agency is authorized to dispose of Real Property by leases or sales by negotiation without public bidding. Real property may be conveyed by the Agency to the City or any other public body without charge.

2. (§362) DISPOSITION AND DEVELOPMENT DOCUMENTS

- 1) To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts,

¹ Tearman, M.A., Janet and Lauren Weiss Bricker, Ph.D. Historic Resources Study for the Magnolia Center Redevelopment Project Area. January, 1998. See Appendix E of the Draft Environmental Impact Report for the Magnolia Center Redevelopment Project.

agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

- 2) The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.
- 3) All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following provisions and nondiscrimination clauses.

Restricting the rental, sale or lease of property on the basis of race, religious creed., color, national origin, ancestry, age, physical disability, mental disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex or sexual orientation of any person by lessees and purchasers of Real Property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. Redevelopment agencies, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with CRL Section 33436 and the policies of the Agency, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any Real Property in the Project Area shall include the following provisions:

- a) In deeds, the following language shall appear: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, religious creed., color, national origin, ancestry, age, physical disability, mental disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex or sexual

orientation in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

- b) In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex or sexual orientation in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) DESIGN FOR DEVELOPMENT

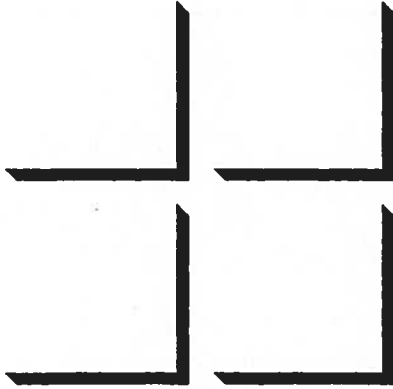
In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and by the City pursuant to the General Plan, the zoning ordinance, and other applicable Riverside Municipal Code requirements. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency will not approve any plans that do not comply with this Plan.

4. (§364) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

5. (§365) PERSONAL PROPERTY DISPOSITION

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



IV. LOW- AND MODERATE-INCOME HOUSING

A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

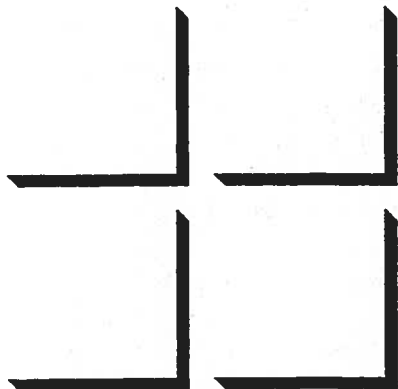
Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

The Agency shall provide for affordable housing in compliance with all applicable provisions of the CRL, including but not limited to CRL Sections 33334.2 *et seq.*, 33413 and 33413.5.

C. (\$420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING

The Agency may, to the extent permitted by law and land use designations, inside or outside the Project Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, construct or rehabilitate structures, or use any other method authorized by the CRL in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.



V. PROJECT FINANCING

A. (\$500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance this Project with assistance from the City of Riverside, the County of Riverside, the State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing that are legally available.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established from time to time by agreement between the City and Agency.

B. (\$510) TAX INCREMENTS

Pursuant to CRL Section 33670, for a period not to exceed forty-five (45) years from the date of adoption of this Plan, or such longer time as provided by the CRL, all taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Riverside, City of Riverside, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the Ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

- 1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said

taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and,

- 2) Except as provided in paragraphs 3) and 4) below, that portion of the levied taxes each year in excess of that amount described in paragraph 1) above shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area, as shown by the last equalized assessment roll referred to in paragraph 1) above, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
- 3) That portion of the taxes identified in paragraph 2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of Real Property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph 3) shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

- 4) That portion of tax revenues allocated to the Agency pursuant to paragraph 2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The Agency shall make payments to affected taxing agencies as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

C. (\$520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

D. (\$530) LOANS AND GRANTS

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

E. (\$540) FINANCING LIMITATIONS

Consistent with CRL Sections 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

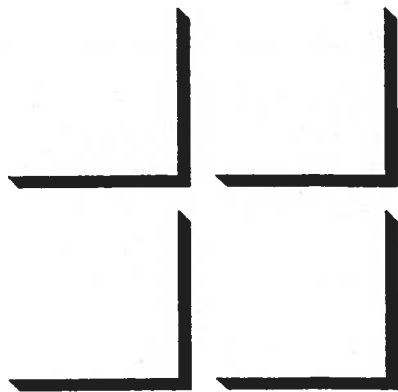
From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments collected pursuant to CRL Section 33670. The total outstanding principal of any bonds so issued and repayable from said tax increment from the Project Area shall not exceed Fifty-Five Million Dollars (\$55,000,000) at any one time, except by further amendment of the Plan.

No loans, advances, or indebtedness to finance, in whole or in part, this Project and to be repaid from the allocation of taxes described in the aforementioned Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the adoption date of the ordinance approving this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the low- and moderate-income housing fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The loans, advances, or indebtedness may be repaid over a period of time extending beyond such twenty (20) year limit, but the Agency shall not receive any allocation of property taxes or repay indebtedness with the proceeds of property taxes after the forty-fifth (45th) anniversary of the adoption of the Plan.

F. (\$550) LOW- AND MODERATE-INCOME HOUSING FUND

Taxes which are allocated by the Agency to low- and moderate-income housing pursuant to Part IV of this Plan shall be held in a separate low-and moderate-income housing fund.



VI. ADMINISTRATION

A. (\$600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration, implementation, and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City in accordance with all applicable provisions of the CRL.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies.

B. (\$610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Pursuant to CRL Section 33333.2, the effectiveness of this Plan in the Project Area shall terminate at a date which shall not exceed thirty (30) years from the date of adoption of this Plan. After the time limit on the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, to enforce existing covenants or contracts, including nondiscrimination and nonsegregation provisions, which shall run in perpetuity, and to complete its housing obligation in accordance with CRL Section 33413.

C. (§620) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general in nature; formal amendment of the Plan is not required for subsequent implementation and administrative interpretation consistent with this Plan.

D. (§630) AGENCY/CITY COOPERATION

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight, or those conditions which caused the blight in the Project Area. Actions by the City may include, but are not necessarily limited to, the following:

- 1) Review of building or rehabilitation proposals for consistency with all requirements and standards promulgated by the City of Riverside including, but not limited to conformance to the City's Municipal Code, development code and applicable ordinances, and, for projects that are found to conform to City standards and requirements, issue building permits for said projects.
- 2) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
- 3) Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- 4) Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- 5) Provision for administration/enforcement of this Plan by the City after development.
- 6) Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule that will permit the redevelopment of the Project Area to be

commenced and carried to completion without unnecessary delays.

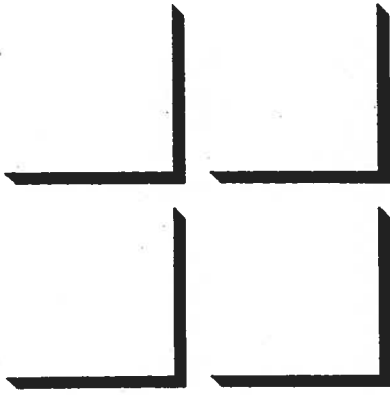
- 7) The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project, primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

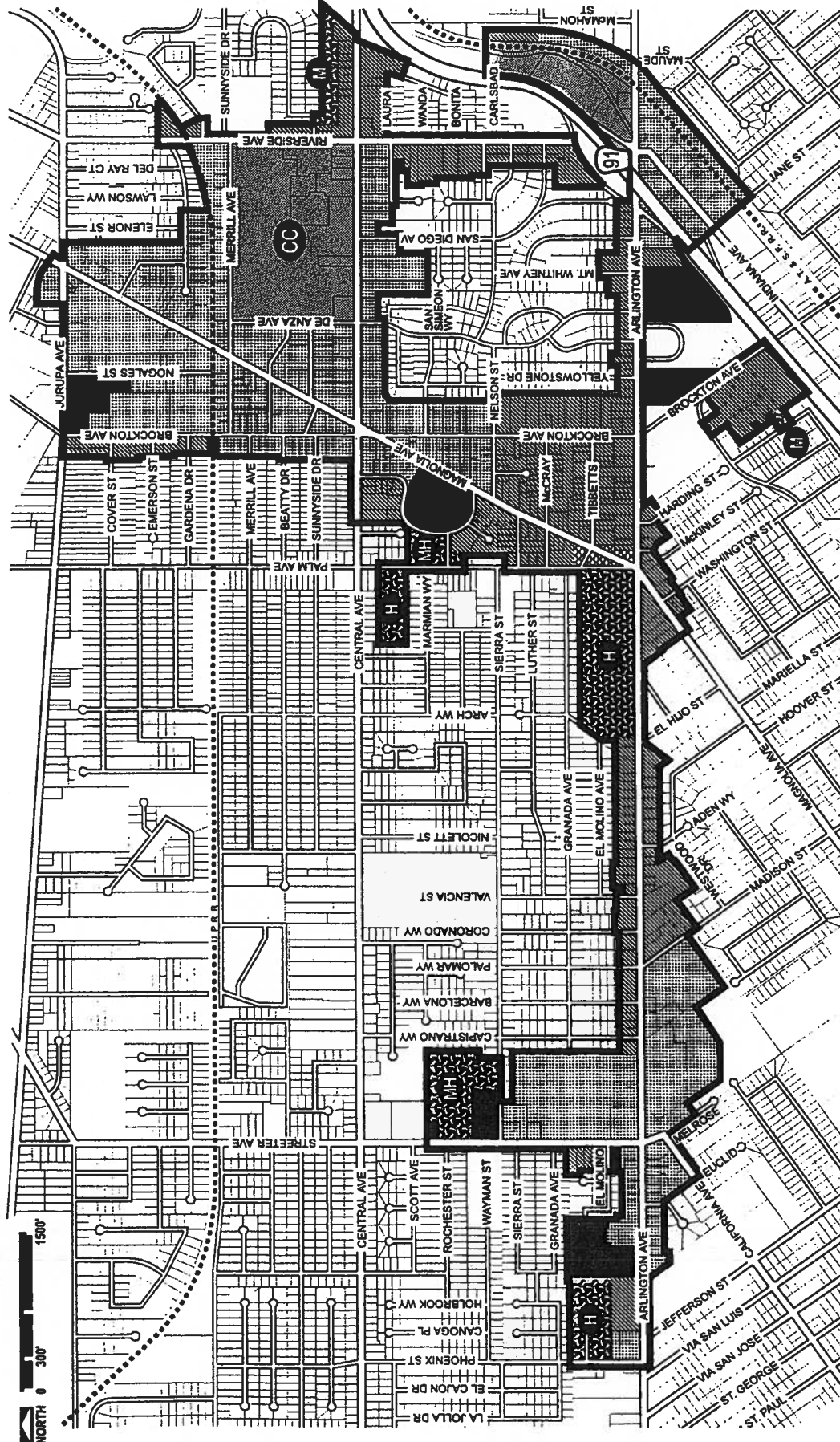
E. (\$640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, may acquire property already devoted to a public use, but is not authorized to acquire Real Property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency on terms determined pursuant to this Plan and the Agency's rules for owner participation.



APPENDIX A



City of Riverside Redevelopment Agency
MAGNOLIA CENTER REDEVELOPMENT PROJECT

MODIFIED REDEVELOPMENT PLAN MAP

APPENDIX A

- RMD (7)
Medium Density Res.
- RMD (8)
Medium-High Density Res.
- RMD (9)
High Density Res.
- Service Commercial
- Commercial Center
- Retail Business and Office
- Public Facilities and Institutions
- Public Parks
- Low Rise Office

LEGAL DESCRIPTION
CITY OF RIVERSIDE REDEVELOPMENT AGENCY - MAGNOLIA CENTER REDEVELOPMENT PROJECT

This Legal Description is to be used in conjunction with the Boundary Map of the City of Riverside Redevelopment Agency, Magnolia Center Redevelopment Project. The course numbers on the description correspond with the course number shown on the Boundary Map. All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

Beginning at the intersection of the centerline of Arlington Avenue with the centerline of Phoenix Avenue, thence

1. northerly along said centerline to its intersection with the westerly prolongation of the northerly line of Parcel Map recorded in Book 11, Page 12 of Parcel Maps, Records of said County; thence
2. easterly along said prolongation, said northerly line and its easterly prolongation to its intersection with the westerly line of Palm View Estates as shown on map recorded in Book 40, Pages 14 and 15 of Maps, Records of said County; thence
3. southerly along said westerly line to its intersection with the southerly line of Lot 4 of said Palm View Estates; thence
4. easterly along said southerly line to its intersection with the westerly line of Lot 5 of said Palm View Estates, thence
5. southerly along said westerly line to its intersection with the southerly line of said Palm View Estates, thence
6. easterly along said southerly line to its intersection with the easterly line of said Palm View Estates; thence
7. northerly along said easterly line to its intersection with the centerline of El Molino Avenue; thence
8. easterly along said centerline to its intersection with the southerly prolongation of the easterly line of Lot 11 of said Palm View Estates; thence
9. northerly along said prolongation, said easterly line and the easterly line of Lots 12 and 13 of said Palm View Estates to its intersection with the northerly line of said Lot 13; thence
10. westerly along said northerly line to its intersection with the easterly line of Lot 14 of said Palm View Estates; thence
11. northerly along said easterly line and its northerly prolongation to its intersection with the southerly line of Western Homes Tract as shown on map recorded in Book 24, Page 16 of Maps, Records of said County; thence
12. easterly along said southerly line to its intersection with the centerline of Streeter Avenue, thence
13. northerly along said centerline to its intersection with the westerly prolongation of the southerly line of Record of Survey recorded in Book 29, Page 23 of Record of Surveys, Records of said County, thence
14. easterly along said prolongation, said southerly line, and its easterly prolongation to its intersection with the westerly line of Record of Survey recorded in Book 23, Page 41 of Record of Surveys; Records of said County; thence
15. southerly along said westerly line and the westerly line of Hardman Tract No. 2, as shown on map recorded on in Book 23, Page 24, of Maps, Records of said County to its intersection with a line 195 feet northerly and parallel with the northerly Right-of-Way line of Sierra Street; thence
16. westerly along said parallel line to its intersection with a line 66 feet westerly and parallel with the westerly line of said Hardman Tract No. 2; thence
17. southerly along said parallel line to its intersection with the centerline of Sierra Street; thence
18. westerly along said centerline to its intersection with the northerly prolongation of the westerly line of Parcel Map No. 16289 as shown on Map recorded in Book 79, Pages 32 and 33 of Parcel Maps, Records of said County; thence
19. southerly along said prolongation to its intersection with the northerly line of said Parcel Map No. 16289; thence
20. easterly along said northerly line to its intersection with the easterly line of said Parcel Map No. 16289; thence
21. southerly along said easterly line to its intersection with the southerly line of Lot 3, of Hardman Tract as shown on map recorded in Book 22, Pages 3 and 4 of Maps, Records of said County; thence
22. easterly along said southerly line, its easterly prolongation, the southerly line of Lots 45 and 40 of said Hardman Tract and its easterly prolongation, the southerly line of Lots 3 and 16 of Hardman Tract No. 5 as shown on Map, recorded in Book 24, Page 59 of Maps, Records of said County and its easterly prolongation, the southerly line of Lots 3 and 16

- of Hardman Tract No. 4 as shown on map, Recorded in Book 23, Page 70 of Maps, Records of said County and its easterly prolongation to its intersection with the centerline of Coronado Way; thence
23. northerly along said centerline to its intersection with the westerly prolongation of the southerly line of Lot 19 of said Hardman Tract No. 4; thence
 24. easterly along said prolongation and said southerly line to its intersection with the westerly line of Jamieson Tract as shown on map recorded in Book 19, Page 21 of Maps, Records of said County; thence
 25. southerly along said westerly line to its intersection with a line 44 feet southerly and parallel with the northerly line of Lot 3 of said Jamieson Tract; thence
 26. easterly along said parallel line to its intersection with the centerline of Valencia Avenue; thence
 27. southerly along said centerline to its intersection with a line 62 feet southerly and parallel with the southerly line of Lot 40 of said Jamieson Tract; thence
 28. easterly along said parallel line to its intersection with the westerly line of Lot 41 of said Jamieson Tract; thence
 29. northerly along said westerly line to its intersection with the northerly line of said Lot 41; thence
 30. easterly along said northerly line and its easterly prolongation to its intersection with a westerly line at El Molino Tract as shown on map recorded in Book 24, Page 71 of Maps, Records of said County; thence
 31. southerly along said westerly line to its intersection with the southerly line of said El Molino Tract; thence
 32. easterly along said southerly line to its intersection with the easterly line of Lot 9 of said El Molino Tract; thence
 33. northerly along said easterly line to its intersection with the southerly line at El Molino Tract No. 2 as shown on map recorded in Book 25, Page 1 of Maps, Records of said County; thence
 34. easterly along said southerly line, the southerly line of Granada Tract No. 2 as shown on map Recorded in Book 24, Pages 97 and 98 of Maps, Records of said County and its easterly prolongation to its intersection with the easterly line of Parcel Map No. 8663 as shown on map recorded in Book 44, Pages 24 and 25 of Parcel Maps, Records of said County; thence
 35. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Arch Way; thence
 36. northeasterly along said centerline to its intersection with the southerly line of Granada Tract as shown on map recorded in Book 21, Page 5 of Maps, Records of said County; thence
 37. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of Palm Avenue; thence
 38. northerly along said centerline to its intersection with the westerly prolongation of the southerly line of Lot 2 of Tibbets Tract as shown on map recorded in Book 4, Page 91 of Maps, Records of said County; thence
 39. easterly along said prolongation and said southerly line to its intersection with the easterly line of said Lot 2; thence
 40. northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of Lot 13 of Marivilla Tract as shown on map recorded in Book 8, Page 87 of Maps, Records of said County; thence
 41. westerly along said northerly line and its westerly prolongation to its intersection with the centerline of Palm Avenue; thence
 42. northerly along said centerline to intersection with the centerline of Marmian Way; thence
 43. westerly along said centerline to its intersection with the westerly Right-of-Way line of Palm Avenue; thence.
 44. northerly along said westerly Right-of-Way line to its intersection with a line 205.6 feet northerly and parallel with the northerly Right-of-Way line of Marmian Way; thence
 45. westerly along said parallel line to its intersection with the easterly line of Central Avenue Tract as shown on map recorded in Book 16, Page 51 of Maps, Records of said County; thence
 46. northerly along said easterly line to its intersection with a line 415.60 feet northerly and parallel with the northerly Right-of-Way line of Marmian Way; thence
 47. easterly along said parallel line to its intersection with the centerline of Palm Avenue; thence

48. southerly along said centerline to its intersection with a line 2.2 feet northerly and parallel with the southerly line, Lot 1 of said Tibbets Tract; thence
49. easterly along said parallel line to its intersection with the westerly line of Lot 15 of Parent Navel Orange Tract as shown on map recorded in Book 20, Page 8 of Maps, Records of said County; thence
50. southerly along said westerly line to its intersection with the southerly line of said Lot 15; thence
51. easterly along said southerly line and the southerly line of Lot 8 of said Parent Navel Orange Tract to its intersection with the northwesterly Right-of-Way line of School Circle; thence
52. northeasterly along said northwesterly Right-of-Way line to its intersection with the easterly line of Lot 8 of said Parent Naval Orange Tract; thence
53. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Central Avenue; thence
54. easterly along said centerline to its intersection with the southerly prolongation of the westerly line of Lot 1 of Palm Heights, as shown on map recorded in Book 11, Page 31 of Maps, Records of said County; thence
55. northerly along said prolongation, said westerly line and its northerly prolongation to its intersection with the centerline of Beatty Drive; thence
56. easterly along said centerline to its intersection with the southerly prolongation of the westerly line of Lot 15 of Palm Heights Tract No. 3 as shown on map recorded in Book 15, Page 59 of Maps, Records of said County; thence
57. northerly along said prolongation and said westerly line and its northerly prolongation to its intersection with the centerline of Dewey Avenue; thence
58. easterly along said centerline to its intersection with the centerline of Brockton Avenue; thence
59. northerly along said centerline to its intersection with the easterly prolongation of the southerly line of Lot 13 of Eastman Tract, as shown on map recorded in Book 15, Page 60 of Maps, Records of said County; thence
60. westerly along said prolongation, said southerly line and its westerly prolongation to its intersection with the westerly line of Lot 14 of said Eastman Tract; thence
61. northerly along said westerly line and its northerly prolongation to its intersection with the southerly line of Lot 12 of Smith-McMahan Subdivision as shown on map recorded in Book 21, Page 87 of Maps, Records of said County; thence
62. westerly along said southerly line to its intersection with the westerly line of said Lot 12; thence
63. northerly along said westerly line and its northerly prolongation to its intersection with the northerly line of Lot 8, of said Smith-McMahan subdivision; thence
64. westerly along said northerly line to its intersection with the easterly line of Lot 56 of Groftholdt Subdivision as shown on map recorded in Book 7, Page 31 of Maps, Records of said County; thence
65. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Cover Street; thence
66. easterly along said centerline to its intersection with the southerly prolongation of the westerly line of Lot 47 of said Groftholdt Subdivision; thence
67. northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Jurupa Avenue; thence
68. easterly along said centerline to its intersection with a line 80 feet easterly and parallel with the easterly line of Lot 8, of Hays Lewis Tract as shown on map, recorded in Book 20, Page 49 of Maps, Records of said County; thence
69. northerly along said parallel line to its intersection with a line 151 feet northerly and parallel with the northerly Right-of-Way line of Jurupa Avenue; thence
70. easterly along said parallel line for a distance of 84.71 feet; thence
71. southwesterly along a line that intersects a point on a line perpendicular to Magnolia Avenue running through a point on the northwesterly Right-of-Way line of said Magnolia Avenue, 100 feet wide, distant 100 feet northeasterly from its intersection with the northwesterly Right-of-Way line of Jurupa Avenue, 33 feet from its centerline; thence
72. southeasterly along said perpendicular line to its intersection with the centerline of Magnolia Avenue; thence

73. southwesterly along said centerline to its intersection with the centerline of Jurupa Avenue; thence
74. easterly along said centerline to its intersection with the northerly prolongation of the westerly line of Lot 11 of Magnolia Center Tract as shown on map recorded in Book 17, Page 46 of Maps, Records of said County; thence
75. southerly along said prolongation and said westerly line and its southerly prolongation to its intersection with the centerline of Elizabeth Avenue; thence
76. easterly along said centerline to its intersection with the northerly prolongation of the easterly line of Lot 34 of said Magnolia Center Tract; thence
77. southerly along said prolongation, said easterly line and its southerly prolongation to its intersection with the southeasterly Right-of-Way line of Union Pacific Railroad Right-of-Way, (L.A. & S.L) 60 feet wide; thence
78. northeasterly along said southerly Right-of-Way line to its intersection with the centerline of Riverside Avenue; thence
79. northerly along said centerline to its intersection with a line perpendicular to said centerline, running through a point in the easterly Right-of-Way line of said Riverside Avenue, measured 25 feet from said centerline, distant 138 feet northerly of its intersection with the northwesterly Right-of-Way Line of said Union Pacific Railroad (L.A. & S.L.); thence
80. easterly along said perpendicular line to its intersection with the northwesterly Right-of-Way line of said Union Pacific Railroad Right-of-Way, (L.A. & S. L.) 60 feet wide; thence
81. southwesterly along said northwesterly Right-of-Way line to its intersection with the easterly Right-of-Way line at Riverside Avenue; thence
82. southerly along said easterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of said Union Pacific Railroad Right-of-Way (L.A. & S.L) ; thence
83. northeasterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 201 of Harmony Dale Tract, Unit No. 3 as shown on Maps recorded in Book 32, page 11 of Maps, Records of said County; thence
84. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the centerline of Tipperary Way; thence
85. westerly along said centerline to its intersection with the centerline of Riverside Avenue; thence
86. southerly along said centerline to its intersection with the westerly prolongation of the northerly line of Lot 329 of Sun Gold Terrace Unit 6, as shown on map recorded in Book 25, Pages 67 and 68 of Maps, Records of said County; thence
87. easterly along said prolongation and said northerly line to its intersection with the easterly line of said Lot 329; thence
88. southerly along said easterly line and its southerly prolongation to its intersection with the southerly Right-of-Way line of Sunnyside Drive; thence
89. easterly along said Right-of-Way line to its intersection with the northwesterly Right-of-Way line of State Highway 91; thence
90. southwesterly along said northwesterly Right-of-Way Line to its intersection with the southwesterly line of Lot 37 as shown on said Tract No. 2 as shown on map recorded in Book 26, Page 6 of Maps, Records of said County; thence
91. northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the centerline of Neva Place; thence
92. northeasterly along said centerline to its intersection with the centerline of Laura Lane; thence
93. westerly along said centerline to its intersection with the centerline of Riverside Avenue; thence
94. southerly along said centerline to its intersection with the easterly prolongation of the southerly line of Lot 281 of Sun Gold Terrace Unit No. 5 as shown on map recorded in Book 25, Pages 8 and 9 of Maps, Records of said County; thence
95. westerly along said prolongation to its intersection with the westerly Right-of-Way line of State Highway 91; thence
96. southwesterly along said Right-of-way line to its intersection with the easterly line of Lot 269 of said Sun Gold Terrace Unit No. 5; thence

97. northerly along said easterly line and its northerly prolongation to its intersection with the southerly line of Lot 277 of said Sun Gold Terrace Unit No. 5; thence
98. easterly along said southerly line and its easterly prolongation to its intersection with the easterly line of Lot 279 of said Sun Gold Terrace Unit No. 5; thence
99. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Nelson Street; thence
100. easterly along said centerline to its intersection with the southerly prolongation of the easterly line of Lot 304 of said Sun Gold Terrace Unit No. 5; thence
101. northerly along said prolongation and said easterly line to its intersection with the northerly line of said Lot 304; thence
102. westerly along said northerly line to its intersection with the easterly line of Lot 309 of said Sun Gold Terrace Unit No. 5; thence
103. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Carlsbad Way; thence
104. westerly along said centerline to its intersection with the southerly prolongation of the easterly line of Lot 315 of said Sun Gold Terrace Unit No. 5; thence
105. northerly along said prolongation and said easterly line to its intersection with the northerly line of said Lot 315; thence
106. westerly along said northerly line to its intersection with the easterly line of Lot 318 of said Sun Gold Terrace Unit No. 5; thence
107. northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of Lot 321 of said Sun Gold Terrace Unit No. 5; thence
108. westerly along said northerly line to its intersection with the easterly line of Lot 8 of Laura Lane Park as shown on map recorded in Book 25, Page 49 of Maps, Records of said County; thence
109. northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of Lot 9 of said Laura Lane Park; thence
110. westerly along said northerly line to its intersection with the easterly line of said Lot 9; thence
111. northerly along said easterly line to its intersection with the southerly line of Lot 12 of said Laura Lane Park; thence
112. easterly along said southerly line and its easterly prolongation to its intersection with the easterly line of Lot 13 of said Laura Lane Park; thence
113. northerly along said easterly line to its intersection with the southerly line of Lot 14 of said Laura Lane Park; thence
114. easterly along said southerly line to its intersection with the easterly line of said Lot 14; thence
115. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Laura Lane; thence
116. westerly along said centerline and its westerly prolongation to its intersection with the easterly line of Lot 59 of Heers Subdivision No. 3 as shown on map recorded in Book 24, Page 38 of Maps, Records of said County; thence
117. northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of Lot 61 of said Heers Subdivision No. 3; thence
118. westerly along said northerly line and its westerly prolongation to its intersection with the centerline of San Diego Avenue; thence
119. southerly along said centerline to its intersection with the easterly prolongation of the northerly line of Lot 6 of said Heers Subdivision No. 3; thence
120. westerly along said prolongation and said northerly line to its intersection with the westerly line of said Lot 6; thence
121. southerly along said westerly line and its southerly prolongation to its intersection with the northerly line of Lot 12 of said Heers Subdivision No. 3; thence

122. westerly along said northerly line and its westerly prolongation to its intersection with the easterly line of Sun Gold Terrace Unit No. 1 as shown on map recorded in Book 24, Page 37 of Maps, Records of said County; thence
123. northerly along said easterly line to its intersection with the northerly line of Lot 9 of said Sun Gold Terrace Unit No. 1; thence
124. westerly along said northerly line and westerly prolongation to its intersection with the centerline of De Anza Avenue; thence
125. southerly along said centerline to its intersection with a line 20 feet northerly and parallel with the northerly line of Sun Gold Terrace Unit No. 2 as shown on map recorded in Book 24, Page 47 of Maps, Records of said County; thence
126. westerly and southwesterly along said parallel line to its intersection with the northerly prolongation of the westerly line of said Sun Gold Terrace Unit No. 2; thence
127. southerly along said prolongation, said westerly line and its southerly prolongation to its intersection with the centerline of Nelson Street; thence
128. easterly along said centerline to its intersection with the westerly line of Victoria Village as shown on map recorded in Book 24, Page 51 of Maps, Records of said County; thence
129. southerly along said westerly line to its intersection with the southerly line of Lot 40 of said Victoria Village; thence
130. easterly along said southerly line and its easterly prolongation to its intersection with the easterly line of Lot 3 of said Victoria Village; thence
131. northerly along said easterly line and its northerly prolongation to its intersection with a line 174 feet northerly and parallel with the northerly Right-of-Way line of Arlington Avenue; thence
132. easterly along said parallel line to its intersection with the westerly line of Sun Gold Terrace Unit No. 3 as shown on map recorded in Book 24, Page 48 of Maps, Records of said County; thence
133. southerly along said westerly line to its intersection with the southerly line of Lot 190 of said Sun Gold Terrace Unit No. 3; thence
134. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of Glacier Drive; thence
135. southerly along said centerline to its intersection with the westerly prolongation of the southerly line of Lot 164 of said Sun Gold Terrace Unit No. 3;
136. easterly along said prolongation, said southerly line and its easterly prolongation to its intersection with the easterly line of said Sun Gold Terrace Unit No. 3; thence
137. northerly along said easterly line to its intersection with the southerly line of Sun Gold Terrace No. 4 as shown on map recorded in Book 25, Page 4 of Maps, Records of said County; thence
138. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of Mount Whitney Avenue; thence
139. northerly along said centerline to its intersection with a line 115 feet southerly and parallel with the southerly line of Lot 209 of said Sun Gold Terrace No. 4; thence
140. easterly along said parallel line to its intersection with the westerly line of Lot 224 of said Sun Gold Terrace No. 4; thence
141. southerly along said westerly line and its southerly prolongation to the intersection with the southerly line of Lot 226 of said Sun Gold Terrace No. 4; thence
142. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of San Diego Avenue; thence
143. southerly along said centerline to its intersection with the northerly Right-of-Way of Arlington Avenue; thence
144. easterly along said Right-of-Way to its intersection with the southeasterly Right-of-Way line of State Highway 91; thence

145. northeasterly along said southeasterly Right-of-Way line to its intersection with the westerly prolongation of the northerly line of Parcel 1 of Parcel Map No. 13630 as shown on map recorded in Book 68, Pages 2 and 3 of Parcel Maps, Records of said County; thence
146. easterly along said prolongation to its intersection with the southeasterly line of Atchison and Topeka and Santa Fe Railroad Right-of-Way, 100 feet wide; thence
- ~~147. southerly along said easterly line to its intersection with the southerly line of said Parcel 1; thence~~
- ~~148. easterly along the easterly prolongation of said southerly line to its intersection with the centerline of McMahan Street; thence~~
- ~~149. southerly along said centerline to its intersection with the centerline of Arlington Avenue; thence~~
150. ~~westerly along said centerline to its intersection with the southeasterly line of Atchison and Topeka and Santa Fe Railroad Right of Way, 100 feet wide; thence¹~~
151. southwesterly along said southeasterly line to its intersection with the centerline of Jane Street; thence
152. northwesterly along said centerline to its intersection with the centerline of Indiana Avenue; thence
153. northeasterly along said centerline to its intersection with the northeasterly Right-of-Way line of State Highway Route 91; thence
154. northwesterly, northeasterly and northerly along said Right-of-Way line to its intersection with the southerly Right-of-Way line of Arlington Avenue; thence
155. westerly along said Right-of-Way line to its intersection with the easterly line of Arlington Avenue Tract as shown on map recorded in Book 24, Page 67 of Maps, Records of said County; thence
156. southerly and southwesterly along said easterly line to its intersection with a line 16 feet northwesterly and parallel with the northwesterly Right-of-Way line of State Highway Route 91; thence
157. southwesterly along said parallel line to its intersection with the southeasterly line of Riverside Land and Irrigation Company Lands as shown on map recorded in Book 1, Page 70 of Maps, Records of San Bernardino County; thence
158. southwesterly along said southeasterly line to its intersection with a line 194.07 feet westerly and parallel with the westerly line of Record of Survey recorded in Book 19, Page 16 of Record of Surveys, Records of said County; thence
159. northerly along said parallel line to its intersection with the centerline of Arlington Avenue; thence
160. westerly along said centerline to its intersection with a line 748.52 feet plus or minus westerly and parallel with the westerly line of said Record of Survey recorded in Book 19, Page 16; thence
161. southerly along said parallel line to its intersection with the southerly Right-of-Way line of Riverside Water Company Canal, 33 feet wide; thence
162. westerly along said southerly Right-of-Way line to its intersection with the centerline of Brockton Avenue; thence
163. southeasterly along said centerline to its intersection with the northwesterly Right-of-Way line of State Highway Route 91; thence
164. southwesterly along said Right-of-Way line to its intersection with a line 120 feet northeasterly and parallel with the northeasterly Right-of-Way line of Harding Street; thence
165. northwesterly along said parallel line to its intersection with the southeasterly line of Lot 12 of Orange Acres as shown on map recorded in Book 13, Page 7 of Maps, Records of said County; thence
166. southwesterly along said southeasterly line to its intersection with the northeasterly Right-of-Way Line of Harding Street; thence
167. northwesterly along said northeasterly Right-of-Way line to its intersection with the northwesterly line of said Lot 12; thence
168. northeasterly along said northwesterly line to its intersection with a line 148.14 feet northeasterly and parallel with the northeasterly Right-of-Way line of Harding Street; thence
169. northwesterly along said parallel line to its intersection with the southeasterly line of Lot 14 of said Orange Acres; thence

170. southwesterly along said southeasterly line to its intersection with a line 108 feet northeasterly and parallel with the northeasterly Right-of-Way line of Harding Street; thence
171. northwesterly along said parallel line to its intersection with the northwesterly line of said Lot 14; thence
172. northeasterly along said northwesterly line to its intersection with a line 127.50 feet northeasterly and parallel with the northeasterly Right-of-Way line of Harding Street; thence
173. northwesterly along said parallel line to its intersection with the southeasterly line of Lot 16 of said Orange Acres; thence
174. southwesterly along said southeasterly line to its intersection with a line 108 feet northeasterly and parallel with the northeasterly Right-of-Way line of Harding Street; thence
175. northwesterly along said parallel line to its intersection with the northwesterly line of Lot 17 of said Orange Acres; thence
176. northeasterly along said northwesterly line to its intersection with the northeasterly line of said Lot 17; thence
177. northwesterly along the northwesterly prolongation of the northeasterly line of said Lot 17 to its intersection with the southerly Right-of-Way line of Nixon Drive; thence
178. easterly along said southerly Right-of-Way line to its intersection with a line 65 feet northeasterly and parallel with the northeasterly line of said Lot 17; thence
179. southeasterly along said parallel line to its intersection with the southeasterly line of Lot 21 of said Orange Acres; thence
180. northeasterly along said southeasterly line to its intersection with a line 991 feet plus or minus westerly and parallel with the westerly line of said Record of Survey recorded in Book 19, Page 16; thence
181. northerly along said parallel line to its intersection with the centerline of Arlington Avenue; thence
182. westerly along said centerline to its intersection with the northwesterly prolongation of the northeasterly line of Petersen Subdivision Unit 2 as shown on map recorded in Book 24, Pages 85 and 86 of Maps, Records of said County; thence
183. southeasterly along said prolongation and said northeasterly line to its intersection with the southeasterly line of Lot 55 of said Petersen Subdivision Unit 2; thence
184. southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the centerline of Harding Street; thence
185. northwesterly along said centerline to its intersection with the northeasterly prolongation of the southeasterly line of Lot 52 of said Petersen Subdivision Unit 2; thence
186. southwesterly along said prolongation and said southeasterly line to its intersection with the southwesterly line of said Lot 52; thence
187. northwesterly along said southwesterly line to its intersection with the northeasterly line of Lot 4 of Petersen Subdivision as shown on map recorded in Book 23, Pages 50 and 51 of Maps, Records of said County; thence
188. northwesterly along said northeasterly line and its northwesterly prolongation to its intersection with the northwesterly Right-of-Way line of McKinley Street; thence
189. southwesterly along said northwesterly Right-of-Way line and its southwesterly prolongation to its intersection with the northeasterly line of Parcel 2 as shown on Record of Survey Map recorded in Book 55, Page 15 of Record of Surveys, Records of said County; thence
190. northwesterly along said northeasterly line to its intersection with the northwesterly line of said Parcel 2; thence
191. southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Washington Street; thence
192. northwesterly along said southwesterly Right-of-Way line to its intersection with a line 123 feet southeasterly and parallel with the southeasterly Right-of-Way line of Magnolia Avenue; thence
193. southwesterly along said parallel line to its intersection with a line 73 feet southwesterly and parallel with the southwesterly Right-of-Way line of Washington Street; thence

194. southeasterly along said parallel line to its intersection with a line 133 feet southeasterly and parallel with the southeasterly Right-of-Way line of Magnolia Avenue; thence
195. southwesterly along said parallel line to its intersection with the northeasterly line of Lot 6 of Magnolia Square as shown on map recorded in Book 12, page 38 of Maps, Records of said County; thence
196. northwesterly along said northeasterly line and its northwesterly prolongation to its intersection with the centerline of Magnolia Avenue; thence
197. southwesterly along said centerline to its intersection with the southeasterly prolongation of the northeasterly line of Lot 7 as shown on Assessor's Map No. 6 recorded in Book 1, Page 6 of Assessor's Maps, Records of said County; thence.
198. northwesterly along said prolongation, said northeasterly line and its northwesterly prolongation to its intersection with the centerline with Arlington Avenue; thence
199. westerly along said centerline to its intersection with a line 60 feet southeasterly and parallel with the northwesterly line of Resubdivision of Portion El Padre Rancho as shown on map recorded in Book 9, Page 72 of Maps, Records of said County; thence
200. southwesterly along said parallel line to its intersection with the southwesterly line of said Resubdivision of Portion El Padre Rancho; thence
201. northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the northwesterly line of Riverside Manor as shown on map recorded in Book 23, Page 53 of Maps, Records of said County; thence
202. southwesterly along said northwesterly line to its intersection with the Point of Beginning of land described in Document No. 281293 recorded December 13, 1985; thence
203. westerly along the southerly line of said land to its intersection with the northeasterly prolongation of the northwesterly line of Riverside Land And Irrigation Company as shown on map recorded in Book 1, Page 70, Records of San Bernardino County; thence
204. southwesterly along said prolongation to its intersection with the northerly line of said Riverside Land and Irrigation Company; thence
205. westerly along said northerly line and its westerly prolongation to its intersection with the centerline of Aden Way; thence
206. northerly along said centerline to its intersection with the easterly prolongation of the northerly line of Lot 8 of Aden Clark Subdivision as shown on map recorded in Book 24, Pages 69 and 70 of Maps, Records of said County; thence
207. westerly along said prolongation and said northerly line to its intersection with the westerly line of said Lot 8; thence
208. southerly along said westerly line to its intersection with the southwesterly line of said Lot 8; thence
209. southeasterly along said southwesterly line and the southwesterly line of Lot 9 of said Aden Clark Subdivision to its intersection with a line 160 feet plus or minus northwesterly and parallel with the northwesterly Right-of-Way line of Westwood Avenue; thence
210. southwesterly along said parallel line to its intersection with the northeasterly line of Parcel 1 of Parcel Map, No. 16814 as shown on map recorded in Book 86, Pages 32 and 33 of Parcel Maps, Records of said County; thence
211. southeasterly along said northeasterly line to its intersection with the southeasterly line of said Parcel 1; thence
212. southwesterly along said southeasterly line to its intersection with the southwesterly line of said Parcel 1; thence
213. northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with a line 6 feet northwesterly and parallel with the northwesterly line of Lot 12, Block 17 of said Riverside Land and Irrigation Company; thence
214. southwesterly along said parallel line to its intersection with the centerline of Madison Street; thence
215. northwesterly along said centerline to its intersection with the southeasterly prolongation of the northwesterly line of Parcel 3 of Parcel Map No. 9587 as shown on map recorded in Book 51, Pages 38 and 39 of Parcel Maps, Records of said County; thence
216. southwesterly along said prolongation and said northwesterly line to its intersection with the northeasterly line of said Parcel 3; thence

217. northwesterly along said northeasterly line to its intersection with the northwesterly line of said Parcel 3; thence
218. southwesterly 406.12 feet along said northwesterly line to its intersection with the northerly line of said Parcel 3; thence
219. westerly 314.68 feet along said northerly line to its intersection with the northeasterly line of said Parcel 3; thence
220. northwesterly along said northeasterly line and its northwesterly prolongation to its intersection with the southeasterly line of Lot 3 of Fogg Subdivision as shown on map recorded in Book 34, Page 20 of Maps, Records of said County; thence
221. southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the centerline of Melrose Street; thence
222. northwesterly along said centerline to its intersection with the centerline of California Avenue; thence
223. southwesterly along said centerline to its intersection with the southeasterly prolongation of the northeasterly line of Gregory Subdivision as shown on map recorded in Book 32, Pages 13 and 14 of Maps, Records of said County; thence
224. northwesterly along said prolongation, said northeasterly line and the northwesterly Right-of-Way line of De Camp Court to its intersection with the easterly prolongation of the northerly line of Lot 1 of said Gregory Subdivision; thence
225. westerly along said prolongation, said northerly line and the northerly line of said Gregory Subdivision to its intersection with the westerly line of Lot 4 of said Gregory Subdivision; thence
226. southerly along said westerly line to its intersection with the northerly line of said Gregory Subdivision; thence
227. westerly along said northerly line to its intersection with the southwesterly line of said Gregory Subdivision; thence
228. northwesterly along the northwesterly prolongation of the southwesterly line of said Gregory Subdivision to its intersection with the centerline of Arlington Avenue; thence
229. westerly along said centerline to the Point of Beginning.

¹ Courses 147 through 150 omitted